

Grantee: Washington, DC

Grant: B-08-MN-11-0001

January 1, 2010 thru March 31, 2010 Performance Report

Grant Number:

B-08-MN-11-0001

Obligation Date:**Grantee Name:**

Washington, DC

Award Date:**Grant Amount:**

\$2,836,384.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Towanna Watson

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:****Distribution and and Uses of Funds:****Definitions and Descriptions:****Low Income Targeting:****Acquisition and Relocation:****Public Comment:****Overall****This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$9,274,790.00

Total CDBG Program Funds Budgeted

N/A

\$2,836,384.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$0.00

\$0.00

Expended CDBG DR Funds

\$0.00

\$0.00

Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$425,457.60	\$0.00
Limit on Admin/Planning	\$283,638.40	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$709,096.00	\$647,500.00

Overall Progress Narrative:

DHCD's strategy of using the HUD Neighborhood Stabilization Program (NSP 1) funds in the Ivy City Neighborhood of Washington, DC is one that, while challenging, can increase the overall viability of the neighborhood, providing additional stability through the creation of new affordable homeownership opportunities. While there have been some issues regarding the project sponsors being able to complete their upfront due diligence items, we have worked in concert with other District agencies to iron out these challenges, so that each transaction can close within the mandated deadline. As a result, these challenges have been resolved, and as of the end of the 2nd quarter FY 2010, DHCD is on track to meet all of the commitment/obligation deadlines for the NSP1 funds, with the expectation that all 4 transactions to be funded using NSP1 funds will close by the end of June 2010 (DC Habitat for Humanity Ph. 1 in May 2010 and Manna, Inc., Mi Casa and DC Habitat II/Mission First in June 2010). If, by the end of April 2010, it appears that any of these transactions will shift from this timeline, DHCD will adjust its strategy to efficiently reallocate the applicable amount of NSP1 funds to eligible projects.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
09-NSP-G, NSP-Ivy City Demonstration Project	\$0.00	\$2,836,384.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number:	2009-NSP-ADMIN-12
Activity Title:	Ivy City Demostration Admin

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

09-NSP-G

Project Title:

NSP-Ivy City Demostration Project

Projected Start Date:

06/15/2009

Projected End Date:

02/28/2011

Completed Activity Actual End Date:
National Objective:

N/A

Responsible Organization:

District of Columbia

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$283,638.00
Total CDBG Program Funds Budgeted	N/A	\$283,638.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
District of Columbia	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Up to 10% of NSP funds may be used to pay reasonable program administration costs and carrying out charges related to the planning and execution of NSP-assisted activities. Program administration costs include staff and related expenditures required or overall program management, coordination, monitoring, reporting and evaluation. A separate function of program administration is financial services, whereby financial and budgetary information is provided to department program/administrative units.

Location Description:

Ivy City, Ward 5— Mount Olivet Road NE on the southwest, New York Avenue on the northwest and West Virginia Avenue on the southeast Washington, DC Census tract 88.03

Activity Progress Narrative:

DHCD staff has been holding regular meetings with the project developers to discuss issues around deal structuring, private financing, marketing, project budgets, and permitting issues, among other topics. DHCD staff is preparing and reviewing conditional commitments and grant agreement documents, as well as reviewing documentation necessary for closing on the NSP financing, and is coordinating with the DC Office of the Chief Financial Officer and DHCD's Office of Program Monitoring in order to facilitate and initiate initial NSP1 funding draw down of administrative funds.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	2009-NSP-DCHH-12
Activity Title:	Reconstruction - DC Habitat Ivy City Demonstration

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

09-NSP-G

Projected Start Date:

07/01/2009

Activity Status:

Under Way

Project Title:

NSP-Ivy City Demonstration Project

Projected End Date:

02/28/2011

Completed Activity Actual End Date:
National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

DC Habitat for Humanity

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,284,305.00
Total CDBG Program Funds Budgeted	N/A	\$647,500.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
DC Habitat for Humanity	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The activity addresses the need to stabilize and create additional affordable home ownership opportunities in the Ivy City neighborhood. DC Habitat for Humanity will offer eight housing units for sale once construction is complete. The District of Columbia will mandate that these homes remain affordable for a minimum of 15 consecutive years starting at the date of the initial sale. In order to bring this development to fruition, the District will give NSP funds to DC Habitat for Humanity in order to finance a portion of the construction costs, which will make the development of the affordable units financially feasible.

Location Description:

Ivy City, Ward 5— Mount Olivet Road NE on the southwest, New York Avenue on the northwest and West Virginia Avenue on the southeast Washington, DC Census tract 88.03

Activity Progress Narrative:

DHCD is working with DC Habitat to close on the property disposition and grant agreement simultaneously. At this point, this transaction has been underwritten and DC Habitat is completing its conditions precedent to closing checklist and is also in the final stages of construction permitting with the DC Dept of Consumer & Regulatory Affairs. Overall, the anticipated timeframe to close this transaction is May 2010. Once closing occurs, rehabilitation/construction is expected to start within 30 days of closing, and construction completion should occur within 12 months. During the course of construction, 100% of the NSP funds will be drawn down, with 25% drawn down within 30 days of closing and then the remaining 75% within 12 months. Upon completion, units are expected to be sold to eligible homebuyers within 6-12 months.

Accomplishments Performance Measures

This Report Period
Total

Cumulative Actual Total / Expected
Total

of Properties

8

12/2

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	8	16/8

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	8	0	8	16/8	0/0	16/8	100.00

Activity Locations

Address	City	State	Zip
1852 Providence Street, NE	Washington	NA	20017
1817 Providence Street, NE	Washington	NA	20017
1808 Providence Street, NE	Washington	NA	20017
1833 Providence Street, NE	Washington	NA	20017
1810 Providence Street, NE	Washington	NA	20017
1850 Providence Street, NE	Washington	NA	20017
1850 Providence Street, NE	Washington	NA	20017
1819 Providence Street, NE	Washington	NA	20017

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Private Financing	\$636,805.00
Total Other Funding Sources	\$636,805.00

Grantee Activity Number:	2009-NSP-Manna-12
Activity Title:	Manna Inc. Ivy City Demostration

Activity Category:

Construction of new housing

Project Number:

09-NSP-G

Projected Start Date:

06/15/2009

Activity Status:

Under Way

Project Title:

NSP-Ivy City Demostration Project

Projected End Date:

08/31/2010

Completed Activity Actual End Date:
National Objective:

NSP Only - LMMI

Responsible Organization:

Manna, Inc.

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$4,741,391.00
Total CDBG Program Funds Budgeted	N/A	\$1,020,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Manna, Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The activity addresses the need to stabilize and create additional affordable home ownership opportunities in the Ivy City neighborhood. Manna will offer 20 units of condominium and townhome units for sale once construction is complete. The District of Columbia will mandate that these homes remain affordable for a minimum of 15 consecutive years starting at the date of the initial sale. In order to bring this development to fruition, the District will give NSP funds to Manna Inc. in order to finance a portion of the construction costs for the project to be disbursed over the construction timelines, such that the finished units within the development will be completed in a timely fashion and kept financially feasible.

Location Description:

Ivy City, Ward 5— Mount Olivet Road NE on the southwest, New York Avenue on the northwest and West Virginia Avenue on the southeast Washington, DC Census tract 88.03

Activity Progress Narrative:

Manna has requested changes in the terms to their property disposition agreement and has requested additional NSP 1 funding to compensate for changing market conditions and increased development costs — thereby bringing the requested NSP 1 funding amount for the project to \$1,020,000. At this point, this requested funding increase is being underwritten and Manna is working to finalize its construction permits with the DC Department of Consumer & Regulatory Affairs. Overall, this project is slated to close no later than June 2010. Once closing occurs, rehabilitation/construction is expected to start within 30 days of closing, and construction completion should occur within 12 months. During the course of construction, 100% of the NSP funds will be drawn down, and the initial drawdown will occur within 30 days of closing. Upon completion, units are expected to be sold to eligible homebuyers within 6-12 months of construction completion.

	This Report Period	Cumulative Actual Total / Expected
# of Housing Units	Total	Total
	20	40/20

	This Report Period			Cumulative Actual Total / Expected			
# of Households benefitting	Low	Mod	Total	Low	Mod	Total	Low/Mod%
	13	7	20	26/13	14/7	40/20	100.00

Activity Locations

Address	City	State	Zip
Capitol Ave., NE	Washington	NA	20002-
Kendall St., NE	Washington	NA	20002-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Developer Equity	\$124,327.00
LISC	\$1,269,501.00
Private Financing	\$2,327,563.00
Total Other Funding Sources	\$3,721,391.00

Grantee Activity Number:	2009-NSP-MiCASA-12
Activity Title:	MiCasa Ivy City Demostration

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

09-NSP-G

Project Title:

NSP-Ivy City Demostration Project

Projected Start Date:

06/15/2009

Projected End Date:

08/31/2010

Completed Activity Actual End Date:
National Objective:

NSP Only - LMMI

Responsible Organization:

MiCasa, Inc.

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,965,456.00
Total CDBG Program Funds Budgeted	N/A	\$885,246.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
MiCasa, Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The activity addresses the need to stabilize and create additional affordable home ownership opportunities in the Ivy City neighborhood. Mi Casa will offer 7 3BR & 4BR housing units for sale once the units reach construction completion. The District of Columbia will mandate that these homes remain affordable for a minimum of 15 consecutive years starting at the date of the initial sale. In order to bring this development to fruition, the District will give NSP funds to Mi Casa in order to finance a portion of the new construction costs on the presently vacant lots, which will make the development of the affordable units financially feasible.

Location Description:

Ivy City, Ward 5— Mount Olivet Road NE on the southwest, New York Avenue on the northwest and West Virginia Avenue on the southeast Washington, DC Census tract 88.03

Activity Progress Narrative:

As its project is presently in underwriting, MiCasa is currently reviewing construction bids and has submitted a request for additional NSP 1 funding to compensate for increased development costs — thereby bringing the requested NSP 1 funding amount for the project to \$1,214,000. The construction bid process has taken longer than expected, as MiCasa is attempting to minimize the costs of developing these 7 single-family homes. In addition, MiCasa is presently in negotiations with DHCD regarding the property disposition agreement, while finalizing its construction financing terms with its private construction lender. Overall, DHCD expects that this transaction will close no later than June 2010, with an expected construction start date of late September 2010. During the course of construction, 100% of the NSP funds will be drawn down, and the initial drawdown will occur within 30 days of closing. Upon construction completion, all 7 single-family homes are expected to be sold by October 2011.

Accomplishments Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Total			Total			
# of Properties	0			7/7			
	This Report Period			Cumulative Actual Total / Expected			
	Total			Total			
# of Housing Units	20			20/7			
	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	20	0/0	7/7	27/7	25.93

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
HOME	\$219,418.00
Private Financing	\$1,860,792.00
Total Other Funding Sources	\$2,080,210.00

Grantee Activity Number:	2009-NSP-MissionFirst-12
Activity Title:	Mission First-Ivy City Demostration Project

Activity Category:

Construction of new housing

Activity Status:

Cancelled

Project Number:

09-NSP-G

Project Title:

NSP-Ivy City Demostration Project

Projected Start Date:

06/15/2009

Projected End Date:

05/30/2010

Completed Activity Actual End Date:
National Objective:

NSP Only - LMMI

Responsible Organization:

Mission First

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Mission First	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The District has decided to provide a portion of its NSP II fund allocation to DC Habitat for Humanity. These NSP II funds will finance a portion of the construction costs, which will make the development of these affordable units financially feasible. Note that the District's use of NSP II fund allocation for this project does not require an update to its Citizen Participation Plan for NSP I. The DC Habitat for Humanity activity addresses the need to stabilize and create additional affordable home ownership opportunities in the Ivy City neighborhood. DC Habitat for Humanity will offer a total 15 housing units for sale once construction is complete. The District of Columbia will mandate that these homes remain affordable for a minimum of 15 consecutive years starting at the date of the initial sale. In addition we have requested underwriting assistance for NSP1 in mid-July 2010. This assistance has been helpful and allowed DHCD to make a funding recommendation to another on-going NSP 1 activity.

Location Description:

Ivy City, Ward 5— Mount Olivet Road NE on the southwest, New York Avenue on the northwest and West Virginia Avenue on the southeast Washington, DC Census tract 88.03

Activity Progress Narrative:

Mission First will partner with DC Habitat for Humanity in order to redevelop its assigned bundle of properties, and are presently finalizing their development agreement. DC Habitat will take the lead on development, enabling them to better attract low-cost private financing to complete the project. The project will be completed in three phases, with the first phase closing no later than June 2010 and reaching construction completion/sales by April 2011. DHCD is currently underwriting the request for financing for the first 4 units, which are anticipated to be funded with NSP 1 funds, but due to the construction timing of the remaining 11 units, a non-NSP 1 funding source may be required for additional project subsidy.

	This Report Period			Cumulative Actual Total / Expected			
# of Housing Units	Total			Total			
	15			30/15			
	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	11	0	15	11/0	15/15	30/15	86.67

Activity Locations

Address	City	State	Zip
Central Pl., NE	Washington	NA	20002

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	